

PARAGON LIVING

615 Sterling Lyon Parkway

Plan Approval

January 26, 2026

Project Overview

- Situated within the Seasons development area (Phase 2 of Paragon Living at Seasons).
- Flanks the main private road leading into Seasons' commercial district.



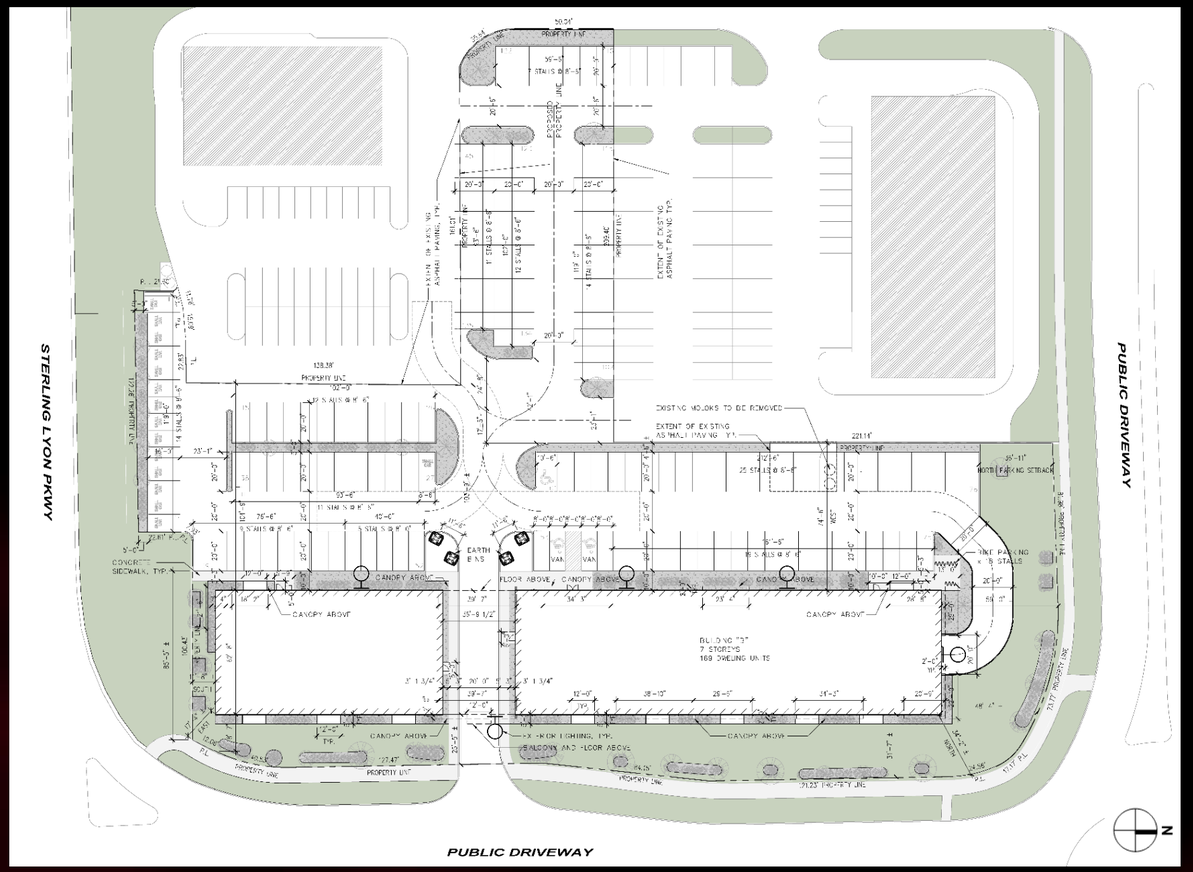
Project Overview

- **7-storey residential building** with **169 units**
- **40% more energy-efficient** than the 2017 NECB requirements
- **CMHC MLI Select: 10% of units** offered at **30% of Median Market Rent (MMR)**
- Meets **MB Housing Visitable and Accessible Design** Criteria
- **Rooftop Patio** & main floor **Multi-Purpose Room**
- **Free high-speed internet** and **water** included in rent



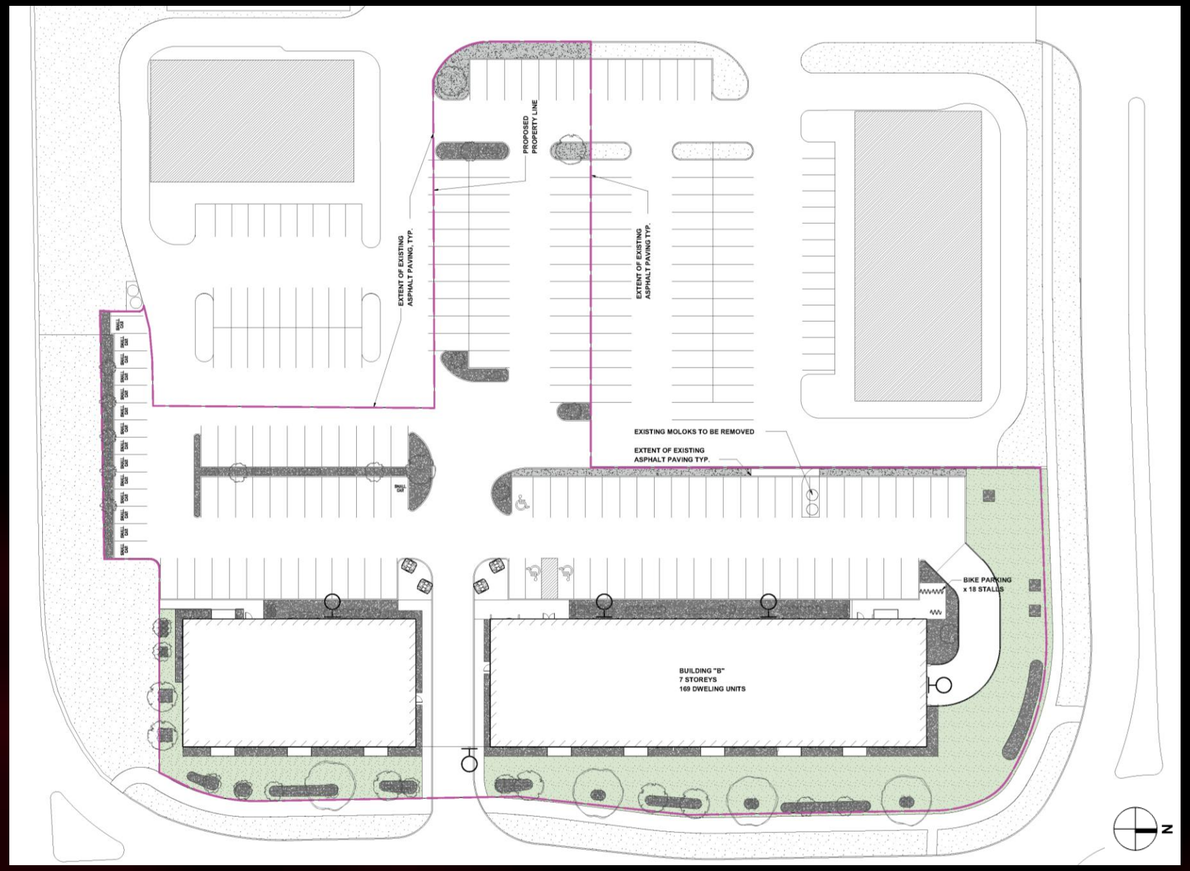
Urban Design & Site Plan

- Building **pulled toward the private road** to create a **compact urban form** and define the street edge
- **Parking behind and beneath** the building minimizes visual impact and supports a pedestrian-first frontage
- **Direct connections** to the **Seasons pedestrian circulation strategy**
- **Earth Bin** waste collection for a clean, efficient enclosure-free system.



Landscape Plan & Public Realm

- Landscape design **creates a welcoming, high-quality residential setting** within a mixed-use district
- **Elevates the overall development** while **harmonizing** with Seasons' commercial character
- **Emphasizes pedestrian comfort** and **connectivity** through coordinated paths and plantings



Materials & Durability

- Exterior finishes selected for **compatibility with Seasons** and **long-term durability**
- Facade composition provides **visual interest** and a **cohesive identity**

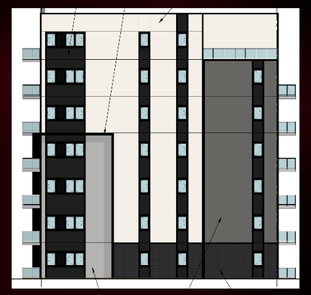
West Elevation



East Elevation



South Elevation



North Elevation



Architecture & Elevations

- **Seasons colour palette** and materials for visual continuity
- **Massing broken down** with varied colours, textures, and planes to reduce perceived scale
- **Rooftop patio on south** creates a **step-down** expression along that frontage

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View looking southwest:
Building fronting the private road, integrating seamlessly with the Seasons streetscape





View looking southeast:
Rear façade with clear visibility of
Phase One in the background

View from parking lot—looking east:
Screened parking and building access





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View looking northwest:
Overall massing and
step-down at rooftop patio